

Development Activities Meeting

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 2526 E. Carson St.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team Local Review Committee (LRC) South Side Chamber of Commerce Residents
Parcel Number(s): 12-M-33	
ZDR Application Number: DCP-ZDR-2020-12247	
Meeting Location: via Zoom	
Date: December 17, 2020	
Meeting Start Time: 6:00pm	
Applicant: Allison Huchko	Approx. Number of Attendees: 14
Boards and/or Commissions Request(s): Historic Review Commission approval for side lot and side wall renovations.	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Shown first floor and site plan, street view; side lot fence, access to side lot from 1-story building; needs to be brought up to code; explained various interior renovations; phase 2 bathroom addition; small paved area with tables and chairs on side lot; elevations and renderings shown.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Is that brick wall going to be painted again?	Yes, it is a block wall. We are going to repaint it again. We are not going to touch the glass block windows.
How many occupants can you fit now?	I don't remember off hand. Maybe 96. Maybe less – 56.
My concern is that the owners are going to ask you to fill this patio out. Is this an expansion of their liquor license?	I don't know. They did consolidate the properties. Not sure about the liquor license.

Questions and Comments from Attendees	Responses from Applicants
I would like to see more plantings and screening on the side. Keep the people back from the street edge.	
The rendering looks beautiful. I wonder if the beer signs are a violation of the historic district guidelines. My hope is that they do not put them back up after the renovation.	That concern was shared by the LRC. They are technically temporary signs but I don't think they are allowed. I am passing the objection along to the owners.
The rear trash situation, there is a dumpster there. I'd like a formalized trash area out of this. I'd like to see that tucked back in with some recycling and fencing around it so it is not an eyesore.	Ok.
Are they redoing the sidewalks and curb cuts to beautify this?	No, that's not in plans right now.
Can they put street trees along the edge of S.26 th Street in addition to the trees they are putting on their property? Along the sidewalk.	I can mention that.
I think this is a huge improvement for that corner. Even if they can't include more trees, etc. Don't they have to improve the back portion of the sidewalk or is that not their property? It's a safety hazard.	I suppose you have to but they didn't ask me to help with that. That is outside of our scope. I'll mention it.
It seems like it will be a real improvement.	
I see there is a Phase 1 and a Phase 2.	Phase 2 depends on the success of Phase 1 and getting out of COVID. We worked out a small addition to the bathrooms – 3 fixtures per bathrooms.
I don't think anyone wants to see a raging side yard party on Carson St.	
I believe Phase 2 would have to have a DAM meeting.	
Everything complies with the LRC. The cut-ins and side entrances don't speak to that specifically but allowed it at the Bistro so that precedent has been set.	
What exactly constitutes Phase 1?	What you see in this drawing is Phase 1.
Are you painting the front?	Yes.

Questions and Comments from Attendees	Responses from Applicants
Is there an entrance from the street to access the handicapped door? I think I see it on Carson St. but that's pretty far for a person on a walker to walk.	True, it is not as direct and a bit of a distance to go.
They do now but it is not convenient. There will be better access from the courtyard.	
Still far for someone to walk. Not as hard for wheelchair.	

Planner completing report: Anthony Kobak